



Plot 2, Wellfield Rise, Clifford, Hereford, Hfds, HR3 5HF



Sunderlands

Residential Rural Commercial



**Plot 2, Wellfield Rise
Clifford
Hereford
Herefordshire
HR3 5HF**

Summary of features

- Newly constructed detached 4 bedroom house
- Small village development
- 2½ miles from Hay-on-Wye
- Excellent living space with sunroom
- Double garage with studio over

**Hay-on-Wye 2½ miles
Brecon 17 miles
Hereford 22 miles**

Description

First release on this exclusive development of just 4 detached properties, which lie within the heart of the highly sought-after village of Clifford, close to the River Wye and just 2.5 miles from the thriving market town of Hay-on-Wye.

Location

In Clifford there is a primary school, church and village hall/community centre. Hay-on-Wye is renowned for its number of independent businesses and bookshops, together with primary and secondary schools, a doctors surgery, sports clubs and some world renowned local walks on the Brecon Beacons, Hay Bluff, etc.

Accommodation

Constructed by respected local builders (JG Price and Sons who have undertaken numerous other local developments) with high levels of insulation, air source heating, solar panels, double-glazing and there will be landscaped gardens.

The accommodation will comprise:

Ground floor

Entrance hall

Sitting room

 with fireplace

Well fitted **Kitchen**/dining room with store cupboard

Sun room

Inner hall area with downstairs cloakroom

Utility room

First floor

4 **double bedrooms**, 1 with en-suite shower room

Bathroom with bath, wash hand basin, w.c. and separate shower

Outside

Double garage with home office/hobby room over. The property will stand in good-size gardens with lovely views to the rear.

Tenure

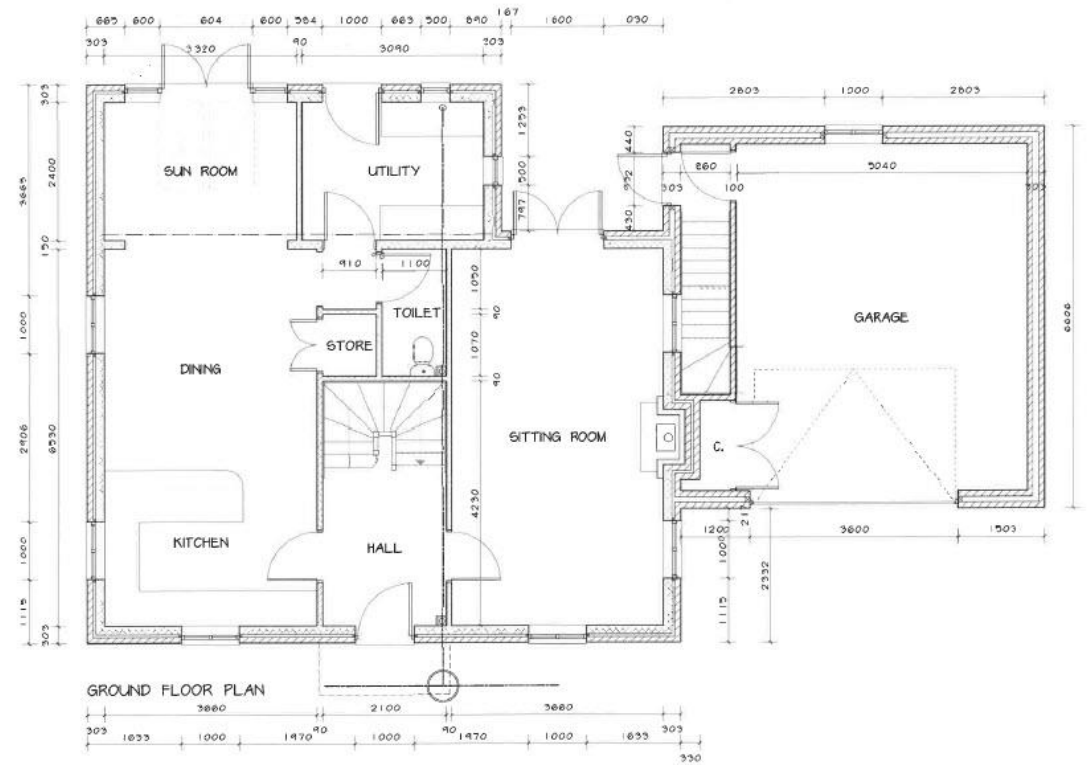
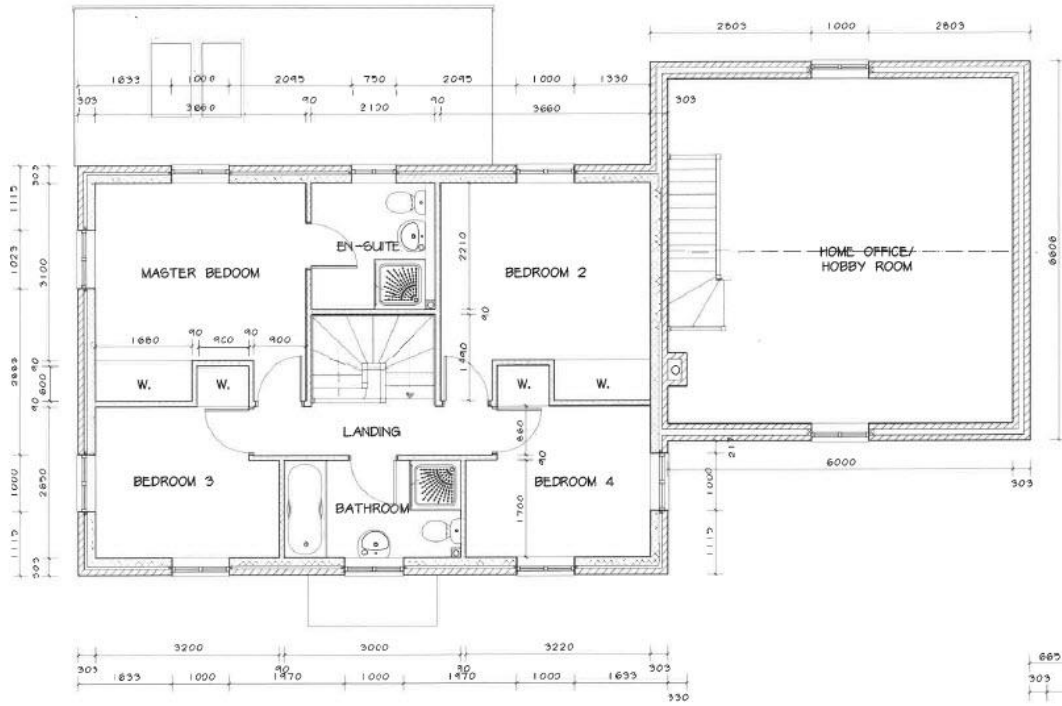
Freehold with vacant possession on completion.

Agents Note

1. The property will have a **Buildzone Warranty**.
2. Joint Agents – Flint & Cook
22 Broad Street, Hereford, HR4 9AP
Phone: 01432 355455
email: hereford@flintandcook.co.uk

Directions

From Broad Street in Hay-on-Wye proceed north-east towards Wye End Road (B4350). Continue on this road for approximately 2 miles into the village of Clifford. Wellfield Rise will be found on the right-hand side as indicated by the For Sale Board.





Viewing by appointment through Sunderlands

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822522
Email: hay@sunderlands.co.uk

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356161
Email: hereford@sunderlands.co.uk

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Joint Agents

Flint and Cook, 22 Broad Street
Hereford, HR4 9AP
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www.flintandcook.co.uk

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